



CITY OF Incorporated 1977

FULSHEAR

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30603 FM 1093

P.O. Box 279
Fulshear, Texas 77441

PLANNING AND ZONING COMMISSION MINUTES SEPTEMBER 11, 2015

1. Call to Order

A Regular Meeting of the Fulshear Planning and Zoning Commission was called to order by Chairman, Derek Einkauf, at 8:31 a.m. on Friday, September 11, 2015 in the Fulshear City Hall located at 30603 FM 1093, Fulshear, Texas and all citizens were welcomed.

Chairman Einkauf asked everyone to be mindful of today as remember those who lost their lives.

Members Present:

Derek Einkauf, Chairman
Ira Leary
Amy Pearce
David Worley, Co-Chairman

Members Absent:

Harold Collins
Bill Heede
Darryl Royer

City Staff:

D. (Diana) Gordon Offord, City Secretary
C. J. Snipes, City Administrator
David Leyendecker, City Engineer

Others:

DeKecha P. Shepherd
Mark Armstrong
Naomi Strauss

2. Quorum

A quorum was present.

3. Citizen's Comments

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Citizens who desire to address the Planning And Zoning Commission with regard to matters on the agenda will be received at this time. The number of speakers will be limited to the first ten (10) speakers and each speaker is limited to three (3) minutes. Comments or discussion by planning and zoning members will only be made at the time the subject is scheduled for Consideration.

There were no Citizens Comments.

4. Approval of Minutes
August 14, 2015

A motion was made by Planning and Zoning Member Pearce to approve the minutes as submitted. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Leary, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Collins, Heede, and Royer

5. Consideration and possible action on Fulbrook on Fulshear Creek Section 12 Final Plat

Chairman Einkauf stated if you will note on the Preliminary Plat, a 60 ft. ride way was showing and now it changed to a 50ft ride way.

A motion was made by Planning and Zoning Member Worley to deny Fulbrook on Fulshear Creek Section 12 Final Plat. It was seconded by Planning and Zoning Member Pearce. Chairman Einkauf stated he has a motion to return for additional data and called for a vote. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Leary, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Collins, Heede, and Royer

6. Consideration and possible action on COCC/ One (1) Commercial Reserve 3.36 acres/Preliminary Plat

A motion was made by Planning and Zoning Member Pearce to approve COCC/ One (1) Commercial Reserve 3.36 acres/ Preliminary Plat. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Leary, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Collins, Heede, and Royer

7. Consideration and possible action on Jordan Ranch Section 1 /Final Plat

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Chairman Einkauf stated he would like to take agenda items 7, 8, and 9 together if there are no objections. The Commission was silent.

8. Consideration and possible action on Jordan Ranch Section 2/ Final Plat

9. Consideration and possible action on Jordan Ranch Section 2A/ Final Plat

David Leyendecker, City Engineer, stated Section 2 was divided into two parts which will make it more efficient and recommends approval of all three plats.

A motion was made by Planning and Zoning Member Worley to approve items 7, 8, and 9 which includes Jordan Ranch Section 1/Final Plat, Jordan Ranch Section 2 Final Plat, Jordan Ranch Section 2A/ Final Plat. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Leary, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Collins, Heede, and Royer

10. Consideration and possible action on Jordan Ranch Section 3/ Final Plat

David Leyendecker, City Engineer, stated that the 5ft water line needs to be identified. He stated that the other one needs to address the drainage and pipelines. He stated these things are minor and would recommend approval.

A motion was made by Planning and Zoning Member Worley to approve Jordan Ranch Section 3 Final Plat subject to the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Leary, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Collins, Heede, and Royer

11. Consideration and possible action on Jordan Ranch Section 4/ Final Plat

City Engineer, David Leyendecker, stated that this plat has two different surveys and that he recommends it be tabled until correct survey lines can be identified on the plat. There was approximately a three minute debate among the Commission members and the developers.

A motion was made by the Planning and Zoning Member Worley to deny Jordan Ranch Section 4/Final Plat. It was seconded by Planning and Zoning Member Pearce. Chairman Einkauf

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stated we have a motion to return for additional data. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Leary, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Collins, Heede, and Royer

12. Consideration and possible action on Jordan Ranch Section 5/ Final Plat

David Leyendecker, City Engineer, recommends approval for Jordan Ranch Section 5.

A motion was made by Planning and Zoning Member Worley to approve Jordan Ranch Section 5/ Final Plat subject to the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Pearce. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Leary, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Collins, Heede, and Royer

13. Consideration and possible action on Jordan Ranch Model Home Park/ Final Plat

David Leyendecker, City Engineer, stated that this plat has no identification on the pipeline easement. During the discussion, it was noted that there should be identification note on the plat.

A motion was made by Planning and Zoning Member Worley to approve Jordan Ranch Model Home Park/Final Plat subject to the recommendations by City Engineer, David Leyendecker. It was seconded by Planning and Zoning Member Leary. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Leary, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Collins, Heede, and Royer

14. Consideration and possible action on Jordan Ranch Blvd and Jordan Crossing Blvd. Street Dedication No. 1/ Final Plat

A motion was made by Planning and Zoning Member Leary to approve Jordan Ranch Blvd and Jordan Crossing Blvd Street Dedication No. 1/ Final Plat. It was seconded by Planning and Zoning Member Worley.

City Administrator, C. J. Snipes, stated there had been discussion to include the name "Fulshear".

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Planning and Zoning Member Pearce asked if this was the plat that should contain the name “Fulshear”? There was approximately a five minute debate among the Commission and the developers.

Chairman Einkauf called for a vote:

Ayes: Planning and Zoning Member Leary

Nays: Planning and Zoning Member Einkauf, Pearce, and Worley

Absent: Planning and Zoning Member Collins, Heede, and Royer

Chairman Einkauf announced that the motion has been denied.

15. Consideration and possible action on Jordan Ranch Blvd Waller County Street
Dedication No. 2 / Final Plat

Chairman Einkauf stated that this plat has the same issue as previous item.

A motion was made by Planning and Zoning Member Pearce to deny. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Leary, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Collins, Heede, and Royer

16. Adjournment

A motion was made by Planning and Zoning Member Pearce to adjourn. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:

Ayes: Planning and Zoning Member Einkauf, Leary, Pearce, and Worley

Nays: None

Absent: Planning and Zoning Member Collins, Heede, and Royer